066.0	0007	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	996,000 / 996,000
					USE VALUE:	996,000 / 996,000
					ASSESSED:	996,000 / 996,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VROTSOS LINDA
Owner 2:	VROTSOS GARY
Owner 3:	
Street 1:	57 SUMMER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .219 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1815, having primarily Clapboard Exterior and 3187 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9534.000	547,000	4,200	444,800	996,000
Total Card	0.219	547,000	4,200	444,800	996,000
Total Parcel	0.219	547,000	4,200	444,800	996,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.52 /Parcel: 312.52

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 42634

GIS Ref

GIS Ref

Insp Date 09/17/18

!5704!

PREVIOUS ASSESSMENT

Parcel ID: 066.0-0007-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	547,000	4200	9,534.	444,800	996,000		Year end	12/23/2021
2021	104	FV	522,000	4200	9,534.	444,800	971,000		Year End Roll	12/10/2020
2020	104	FV	522,000	4200	9,534.	444,800	971,000	971,000	Year End Roll	12/18/2019
2019	104	FV	422,000	4300	9,534.	444,800	871,100	871,100	Year End Roll	1/3/2019
2018	104	FV	421,000	4300	9,534.	298,600	723,900	723,900	Year End Roll	12/20/2017
2017	104	FV	396,000	4300	9,534.	285,900	686,200	686,200	Year End Roll	1/3/2017
2016	104	FV	396,000	4300	9,534.	260,500	660,800	660,800	Year End	1/4/2016
2015	104	FV	333,600	4300	9,534.	209,700	547,600	547,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:37:42

LAST REV

Date	Time
10/02/18	11:11:25
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5704

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VROTSOS LINDA	26668-30		9/16/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	42634
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2005	164	Siding	15,000					repl shingle w/cla
8/5/2002	639	Re-Roof	7,000	C				
9/8/1999	595	Addition	20,000					ADD

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	PH	Patrick H
5/27/2009	Info At Door	189	PATRIOT
5/2/2006	External Ins	BR	B Rossignol
10/13/2005	Fieldrev-Chg	BR	B Rossignol
9/4/2001	Permit Visit	PM	Peter M
10/6/1999	Meas/Inspect	267	PATRIOT
7/29/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9534		Sq. Ft.	Site		0	70.	0.67	11			Med. Tr	-10					444,793						444,800	

Total AC/HA:	0.21887	Total SF/SM:	9534	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	444,793	Spl Credit		Total:	444,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	SALMON		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1815	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	4	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97946340
Const Adj.:	0.99989998
Adj $ / SQ:	166.492
Other Features:	159000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	741070
Depreciation:	195642
Depreciated Total:	545427

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

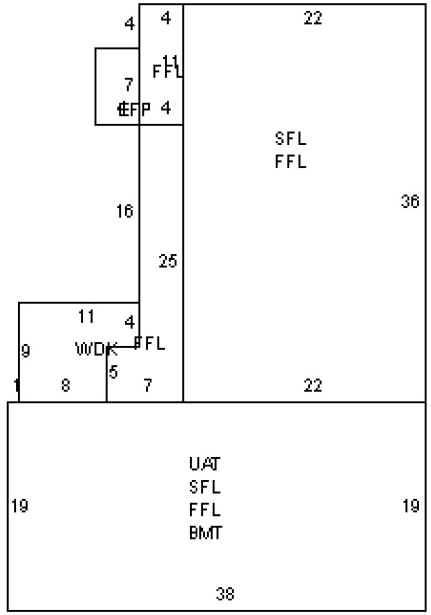
No Unit	RMS	BRS	FL
1	3	1	
1	7	4	
Totals			
2	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.49
Special Features:	1600	Val/Su Net:	130.18
Final Total:	547000	Val/Su SzAd	171.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,673	166.490	278,541
SFL	Second Floor	1,514	166.490	252,069
BMT	Basement	722	49.950	36,062
UAT	Upper Attic	181	66.600	12,021
WDK	Deck	84	16.000	1,344
EFP	Enclos Porch	28	72.590	2,033

Net Sketched Area:	4,202			Total:	582,070
Size Ad	3187	Gross Area	4743	FinArea	3187

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0007-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1930	27.63	T	40	104			3,300			3,300
19	Patio	D	Y	1	10X40	A	AV	1985	3.19	T	27.2	104			900			900
96	Whirl Pool	D	S	1	4	A	AV	1995	500.00	T	19.2	104			1,600			1,600

More:	N	Total Yard Items:	4,200	Total Special Featues:	1,600	Total:	5,800

IMAGE

AssessPro Patriot Properties, Inc